

# CONDOMINIUM MAP OF NORTHGATE CONDOMINIUM

### OWNER'S CERTIFICATE

Gilbert Maynard and Debbie Maynard ("Declarants") are the owners of the following described property, Lot 1 of MAYNARD SIMPLE SUBDIVISION, City of Grand Junction, County of Mesa State of Colorado, as recorded in Book 3574 at Page 525 of the Mesa County records.

The owner certifies that this Condominium Map of NORTHGATE CONDOMINIUM has been prepared pursuant to the purposes stated in the Condominium Declaration for NORTHGATE CONDOMINIUM.

Gilbert Maynard  
Gilbert Maynard

Debbie Maynard  
Debbie Maynard

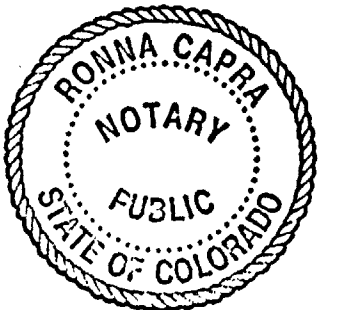
STATE OF COLORADO )  
COUNTY OF MESA )<sup>SS</sup>

The foregoing owner's certificate was acknowledged before me this 10 day of August A.D., 2004 by Gilbert Maynard and Debbie Maynard

Witness my hand and official seal Ronna Capra  
Notary Public

Address 359 Main Street Grand Jct., CO

My commission expires 12/9/04



### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:19 o'clock A.M., this 17th day of September A.D., 2004, and is duly recorded in Book No. 3739 at page 967  
Reception No. 2214174 Fee \$ 10.00 + 1.00 Drawer No. KK-81

Deputy

Clerk and Recorder

### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Meridian Land Title, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Gilbert Maynard and Debbie Maynard; that the current taxes have been paid; that all mortgages not satisfied or released of record otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

date: AUGUST 25, 2004

by: [Signature]  
KAREN D. VENT/MERIDIAN LAND TITLE, LLC

### LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3517 at Page 225 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its AVP with the authority of its Board of Directors, this 10 day of August 2004.

By: Ronna Capra For: The Bank of Grand Junction

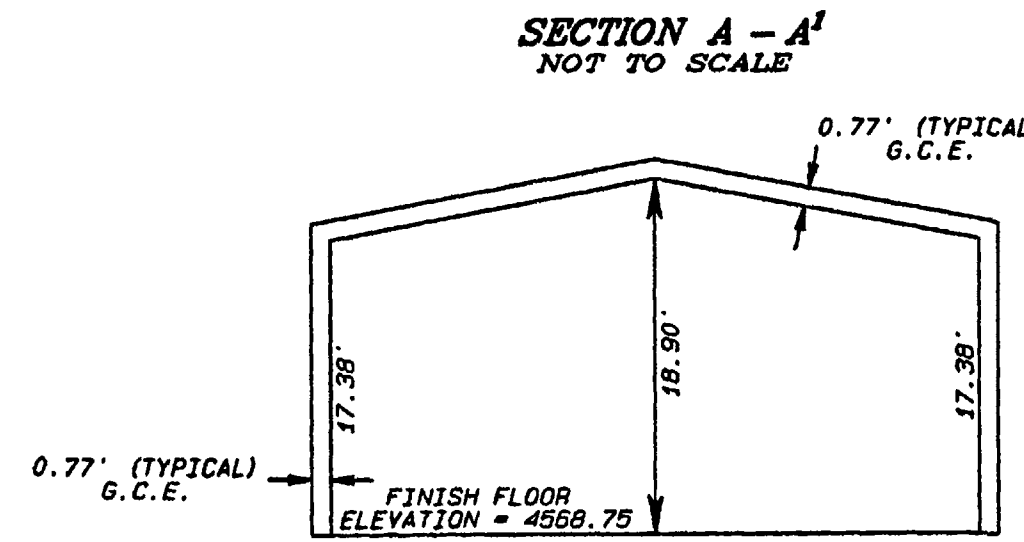
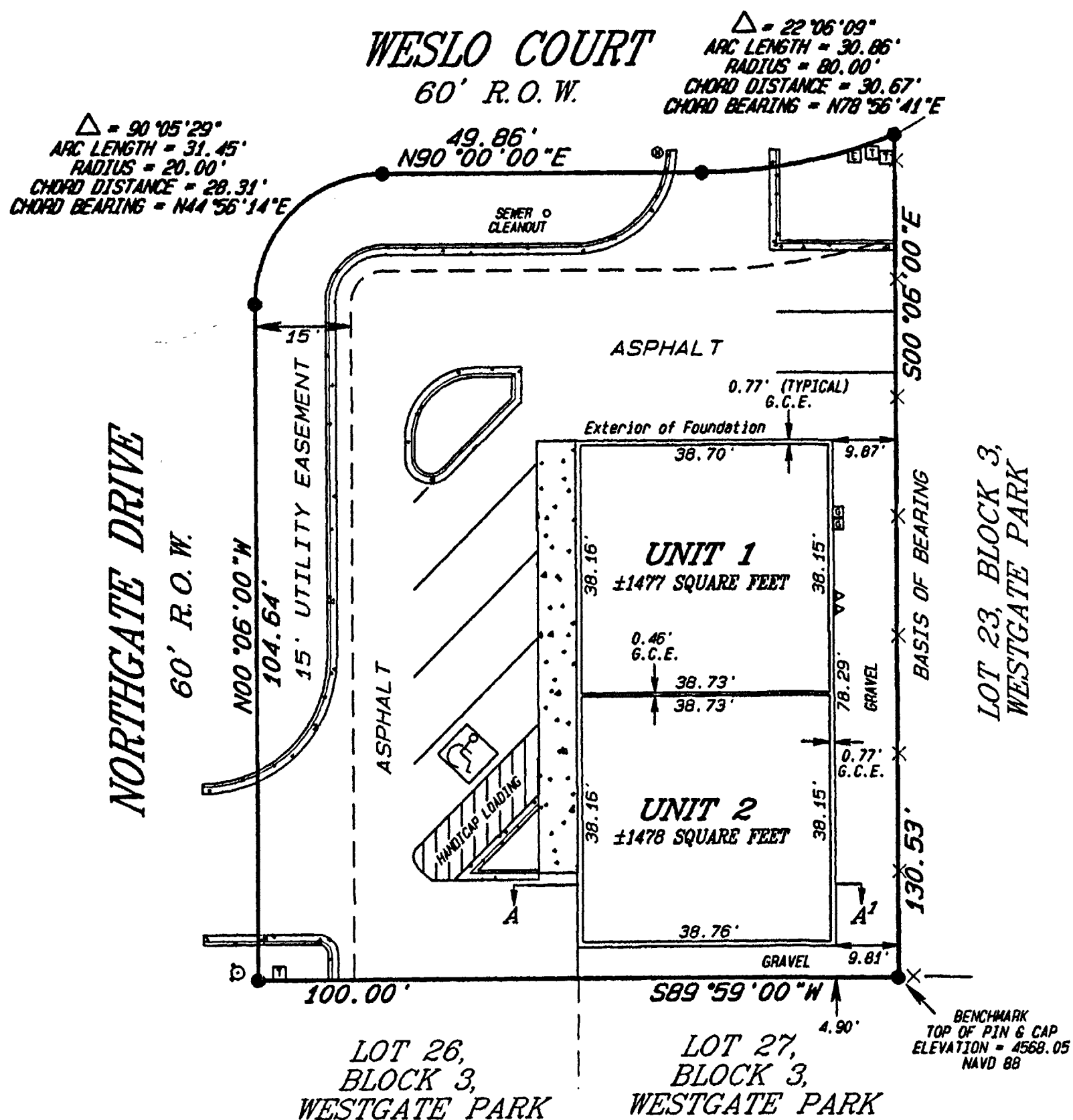
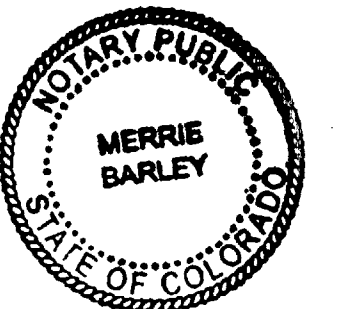
STATE OF COLORADO )  
COUNTY OF MESA )<sup>SS</sup>

The foregoing owner's certificate was acknowledged before me this 10 day of Aug A.D., 2004 by Ronna Capra

Witness my hand and official seal Merrie Barley  
Notary Public

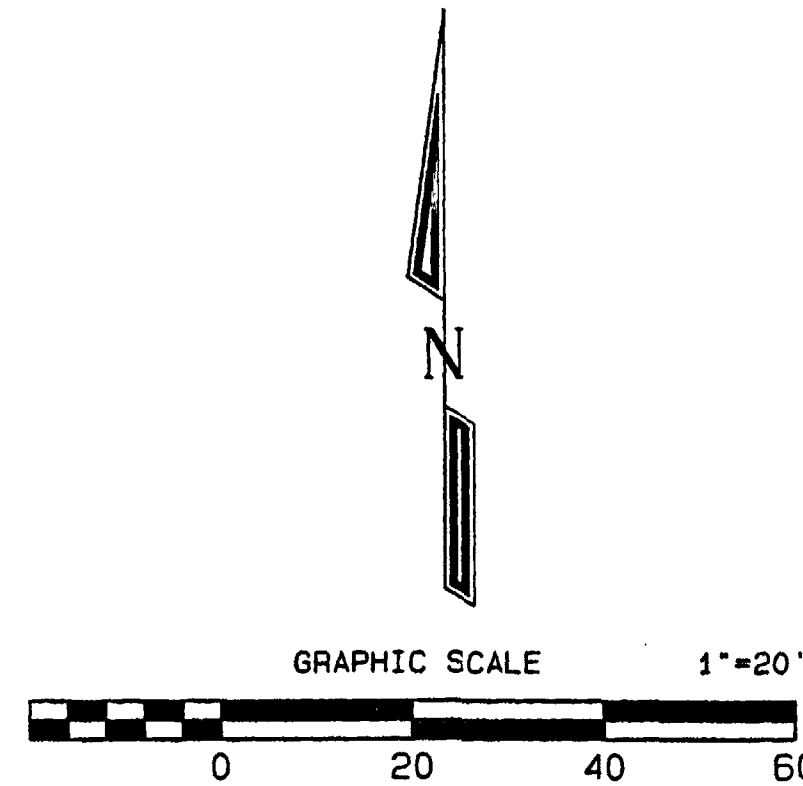
Address 359 Main St

My commission expires 6-16-2005



### LEGEND & ABBREVIATIONS

- FD 1.5" PLASTIC CAP ON #5 REBAR STAMPED LS 24953
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- ▲ ELECTRIC METER
- ⊞ GAS METER
- ⊙ WATER METER
- X— FENCE LINE
- ▨ CONCRETE
- G.C.E. General Common Element
- △ = Central Angle



### CITY APPROVAL

This plat of NORTHGATE CONDOMINIUM, a condominium of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 13th day of September 2004.

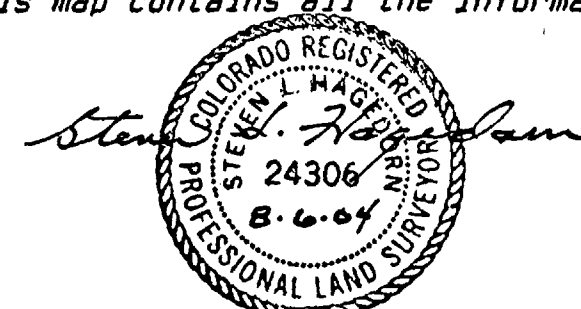
[Signature] City Mayor  
[Signature] City Manager

### NORTHGATE CONDOMINIUM DECLARATIONS

Recorded in Book \_\_\_\_\_ at Pages \_\_\_\_\_ in the Clerk and Recorders Office of Mesa County, Colorado.

### SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon and within the existing structures which are substantially complete. This map contains all the information required by C.R.S. 38-33.3-209.



### NOTES

Property Street Address is 576 Northgate Drive  
Everything outside the building footprint is G.C.E. (General Common Element) except as shown.  
Basis of Bearing being S00°06'00"E between the northeast corner and the southeast corner of Lot 1, Maynard Simple Subdivision, both being found 1.5" plastic caps on # 5 rebars stamped LS 24953.  
NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.

**NORTHGATE CONDOMINIUM**  
— LOCATED IN THE —  
**NW 1/4 NW 1/4 SEC 10 T1S R1W U.M.**  
**GRAND JUNCTION, MESA COUNTY, COLORADO**

**D H SURVEYS INC.**  
118 OURAY AVE. — GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 771-CONDO
Drawn By TERRAMODEL	Date AUGUST, 2004	Sheet 1 OF 1